

# Mitch Fredericks Home Inspections

340 First Street, P.O. Box 882

Tustin, CA 92780

(949) 433-5329

mithcando@gmail.com



## Mitch Fredericks Home Inspections

Prepared For:

**Veronica Hurtado**

Property Address:

**101 Heartwood Way  
Anaheim, CA**

Inspected on Wed, Feb 8 2023 at 2:49 PM

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# Invoice

Mitch Fredericks Home Inspection Reports  
340 First Street, P.O. Box882, Tustin, CA 92780  
Phone: (949) 433-5329  
Professional Home and Building Analysis

Inspection Type :	Residential
Inspection Base Fee:	\$350
Paid Through:	Credit/Debit card
Paid By:	Sarah Covarrubias

## Property Information

Structure Type:	Condominium
Approx. Year Built:	2005
Approx. Sq. Ft. :	1336 sf
Occupancy Status :	Furnished/Occupied
Main Entry Faces:	West
Weather :	Clear
Approx. Outside Temperature :	74 Degrees
% Client Attended :	100%
% Selling Agent Attended :	100%
% Listing Agent Attended :	100%
Gas On?:	Yes
Water On?:	Yes
Electric. On?:	Yes
Water Source :	Municipal
Sewage Disposal:	Public

# Coverages And Limitations

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement.
2. The Client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Inspection report was ordered.  
  
3. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.
4. The Visual Inspection Service is performed in accordance with the Standards of Practice as published by the American Society of Home Inspectors (ASHI) and according to these standards, is intended to provide the Client with information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. The specific systems and components of a building to be inspected are listed in these Standards of Practice.
5. Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other thing, is NOT included in this inspection.
6. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

(Coverages And Limitations continued)

7. The following are NOT included in the inspection:

Recalls or Callbacks of any kind and from any source

Latent or concealed defects

Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, or corrosive contaminants,

wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea

formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards

Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing

Permit research or validation, code, installation or zoning violations

The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold and mildew, or

the damage caused thereby

Radio controlled devices or low-voltage systems or relays

Security or intercom systems, elevators, lifts or dumbwaiters

Thermostatic, time clock or photoelectric controls

Water softener or purifier systems

Furnace heat exchangers, solar heating systems and freestanding appliances

Window coverings

The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks,

cesspools, or any underground system or portion thereof, or ejector pumps for rain or waste

Landscape or farm irrigation systems

The condition and/or irrigation of trees, shrubs or vegetation of any kind

Any item which is hidden from view or impractical to test

Any system or component not listed in the Standards of Practice as published by the American Society of Home Inspectors as an observation requirement

Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on

(Coverages And Limitations continued)

8. It is agreed that pool(s) and/or spa(s) will be observed for an additional fee. The following sets forth the limitations of the pool and/or spa observation:

The inspector will observe the enclosure and/or related gates, alarms, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections.

The inspector will report on any conditions limiting or otherwise inhibiting the inspection.

The inspector is not required to determine structural integrity or leakage of any kind, evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components.

The inspector does not operate or evaluate filter backwash systems.

Unless agreed upon, the inspector is not required to examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment or to come into contact with pool or spa water to examine the system, structure, or components or to determine adequacy of spa jet water force or bubble effect.

9. The Uniform Building Inspection Report utilizes referenced narratives corresponding to items listed on computer generated findings pages. You must read the narratives in the accompanying manual corresponding to each item on the findings pages to have read the entire report. The Client agrees to read the entire report. The Client agrees to immediately contact the Inspection Company for copies of any pages found to be missing from any part of the report.

10. The report, including the use of signifying letter codes, is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.

11. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. **THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT.**

(Coverages And Limitations continued)

12. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred.

13. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

14. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers,' agents,' or employees' liability hereunder shall be limited and fixed in an amount equal to one hundred fifty percent (150%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive.

The Fee for the Visual Inspection and Report is: \$350  
Mitch Fredericks Home Inspections, a sole proprietor  
INSPECTOR: Mitch Fredericks



(Coverages And Limitations continued)

Signature :

A handwritten signature in black ink, appearing to read "V. P. ...". The signature is written in a cursive style with a large initial letter.

# Grounds

Irrigation:

Automatic sprinkler irrigation



Comment 1:

Irrigation system was not tested at time of inspection. Have the seller demonstrate at the final walk-through. Sprinkler systems are not required item for inspection. A majority of the sprinkler system is not visible. Sprinkler systems require ongoing maintenance to remain in working order.



Comment 2:

Right side sprinkler valve is free of leaks.



Figure 2-1

Site Elements, Grading, Drainage : Expansive/clay type soil

Fences And Gates: Masonry

Exterior Decks / Balconies / Patios: Cement concrete deck/patio, Brick, block or stone deck/patio

(Grounds continued)



**Comment 3:**

Left side, concrete patio slab appears solid and virtually crack free. Concrete tiles appear in overall good condition.



Figure 3-1



Figure 3-2

Walks And Drives :

Asphalt concrete walks/drives

Exterior Steps, Stairways :

No exterior stairway/steps

Grounds / Parking Lighting :

110/120 volt lighting/outlets

# Exterior

Windows / Skylight:

Multi glaze, Vinyl sash, Sliding sash, Single hung sash

Entry Doors:

Solid core, Door bell



Comment 4:

The ring doorbell has an app that you could use with your phone to see who's at your door. The bell also will ring inside the home.



Figure 4-1

Vehicle Doors :

Automatic opener, Sectional, Metal (frame/skin)

Gutter / Roof Drains :

No gutters installed

Wall Cladding (Siding) :

Stucco (all applications)

Exterior Wall Flashing And Trim,  
Eaves, Soffits And Fascia Porches  
And Railings:

Eaves with open soffits

(Exterior continued)



**Comment 5:**

Master bedroom balcony wood beams, show paint blistering and possible wood damage. The exterior is maintained by the HOA.



Figure 5-1



Figure 5-2



Figure 5-3

(Exterior continued)



Comment 6:  
Master balcony deck appears, tight and sound.



Figure 6-1



Comment 7:  
Master bathroom shutter shows wood damage.



Figure 7-1

(Exterior continued)

Roof / Deck Floor Waterproofing And Flashing Materials: Comp shingles, Metal flashing

Roof / Deck Style: Gable, 4 to 6/12 pitch

Roof Review Method: Partially viewed only



**Comment 8:**

Asphalt shingles show medium weathering. Plumbing and exhaust vents appear well sealed.

Ridge cap asphalt shingles appear tight and sound. Attic vents are installed. We understand the roof is maintained by the HOA.



Figure 8-1



Figure 8-2

(Exterior continued)



Figure 8-3



Comment 9:

Difficult to see in this photo, however, wasp nests are noted in the eaves at the left side of the house.



Figure 9-1



# HVAC

Approximate Temperatures: 74 Degrees  
Cooling / Ventilation Systems : Electric cooling system, Condenser/evaporator separate (split system)



Comment 10:

Outside compressor responds to thermostat controls.

Seal the opening from the outside air conditioning compressor to keep out rodents.

This unit was installed in 2010 and uses the newer R 410 A freon.



Figure 10-1



Figure 10-2

(HVAC continued)



Figure 10-3



Comment 11:

The air conditioning did not condense and cool down the house. Air was blowing out at 70°. Recommend a service call to an HVAC company.



Figure 11-1

(HVAC continued)

Thermostats / Operating Controls / Set back thermostat(s)

Zoning :

Heating Systems :

Natural gas heating , Forced air heat, Visually restricted heat exchanger , Disposable or washable filters



Comment 12:

Air filter is dirty and should be replaced.



Figure 12-1



Comment 13:

The furnace responds to the thermostat controls.

Blower motor is quiet at time of inspection.

No visible leaks from the condensation drain pipes in the attic.

(HVAC continued)



Figure 13-1



Figure 13-2



Comment 14:  
Heated air is blowing out at 105°.



Figure 14-1

# Plumbing

Laundry Facilities :

Washer connections, Gas dryer connections , Dryer vent terminates at vertical exterior wall



Comment 15:

Washer hook up valves appear free of leaks. Recommend replacing rubber hoses with steel braided hoses.



Figure 15-1



Comment 16:

Vacuum the dryer vent to clear lint and debris.

(Plumbing continued)



Figure 16-1

Water Heater / Water Softener: Natural gas water heater(s), Temperature pressure relief valves



Comment 17:

Water heater is free of leaks at time of the inspection. No visible corrosion buildup on the water supply valves.

The exhaust vent comes up slightly short of reaching the top of the tank. There are two draft hood vents to bring the vent closer to the top of the tank.

(Plumbing continued)



Figure 17-1



Figure 17-2



Comment 18:

Water heater gas line does not have a sediment trap.

Lower earthquake strap is loose and should be tightened.

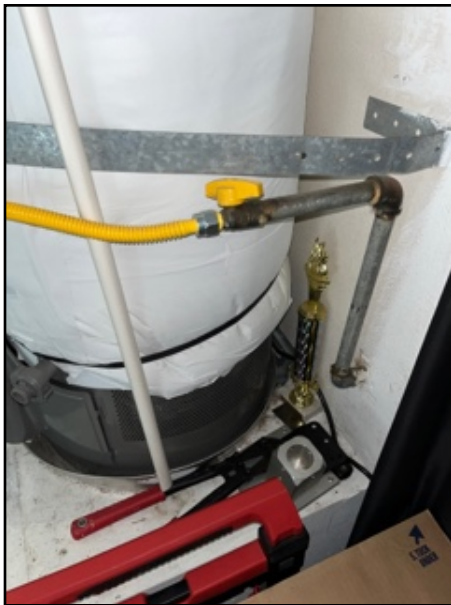


Figure 18-1



Figure 18-2

(Plumbing continued)



Comment 19:

Absorption tank is free of leaks at time of the inspection.



Figure 19-1

Water Heater Location :	In the garage
Age:	Unknown
Size:	30 gallons
Main Water Valve And Source :	Handle type main water valve installed, Water pressure regulator installed, Municipal water supply indicated



Comment 20:

Water pressure is low at 30 psi. Water pressure should be between 65 and 75 psi. This home has a regulator that needs to be adjusted.



(Plumbing continued)

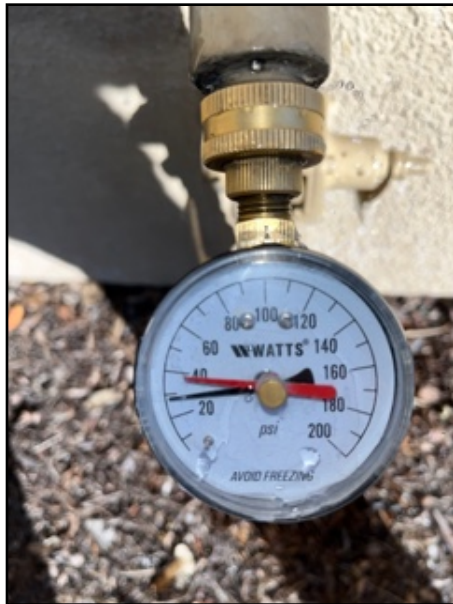


Figure 20-1

Main Water Shut Off Located:	Front of the house
Main Water Pipe Size:	1"
Functional Flow And Functional Drainage:	Functional water flow tested, Functional drainage tested
Primary Heat Energy Source :	Natural gas

(Plumbing continued)



Comment 21:  
Gas meter is not clearly marked and labeled.



Figure 21-1

Energy Source Shut Off Located :	Front of the house
Pipes And Vents :	Sheet metal appliance vents, Plastic pipe appliance vents, Steel gas/oil lines visible, Plastic drain lines visible
Sewage Disposal / Sump Drain:	Municipal sewer (advise verify)

# Electrical

Main Service Panel, Etc.:

Underground service lateral, Exterior main service panel, Single disconnect



Comment 22:

Main electrical meter is located at the rear of the building.



Figure 22-1



Comment 23:

Electrical meter closet doors are damaged. This is maintained by the association.

(Electrical continued)



Figure 23-1

Main Service Panel Located: On the right side of the house  
Sub Panel Located: Behind bedroom door



Comment 24:

Sub panel circuit labeling is complete. No breakers have overheated or have tripped during the inspection.



Figure 24-1

(Electrical continued)

Capacities, Etc.:	110/120 volt service , Amperage: 100 amps
Distribution :	Circuit breakers, Nonmetallic sheathed cable "Romex", Copper wires
Grounding Method, Etc.:	Grounded to water pipe



Comment 25:

Master bedroom balcony porch light does not respond to switch.



Figure 25-1



(Bath(s) continued)



Comment 27:

Hall bathroom tub collar is corroded and missing stopper.



Figure 27-1

Shower Floor Type :  
Water Closet / Bidet:

Fiberglass  
Down flush toilet

(Bath(s) continued)



Comment 28:

Upstairs hall bathroom toilet is loose. Toilet should be tightened.



Figure 28-1

Tub / Shower walls :

Fiberglass or plastics



Comment 29:

Master bathroom, walls and ceiling above the shower show mildew stains. This is caused from condensation of a hot steam shower.



Figure 29-1



Figure 29-2



(Bath(s) continued)

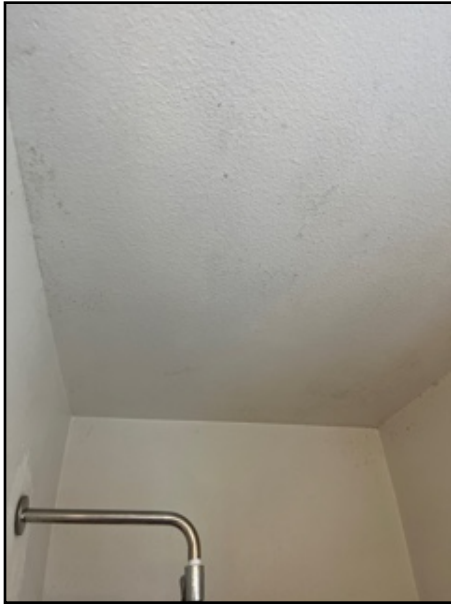


Figure 29-3

Tub / Shower Enclosures:

Curtain on rod or track

Ventilation:

Exhaust fan(s)

Plumbing Etc.:

Washer type faucet(s)

(Bath(s) continued)



Comment 30:  
Hall bathroom shower volume is low.



Figure 30-1



Comment 31:  
Master bathroom shower has low volume.



Figure 31-1

Countertops:

Cultured marble

(Bath(s) continued)



Comment 32:  
Hall cabinet doors have the finish peeling.



Figure 32-1



Comment 33:  
Master bathroom cabinet door shows finish peeling.



Figure 33-1

(Bath(s) continued)



Comment 34:

Hall bathroom countertop shows separation and needs caulking.



Figure 34-1

Extra Heating / Elec.:

GFCI Receptacle(s)

(Bath(s) continued)



Comment 35:

Half bathroom GFCI outlet does not trip. Outlet is faulty and should be replaced.



Figure 35-1

Wash Basins :

Cultured marble, Molded counter/sink

(Bath(s) continued)



Comment 36:  
Hall bathroom is missing sink stopper.

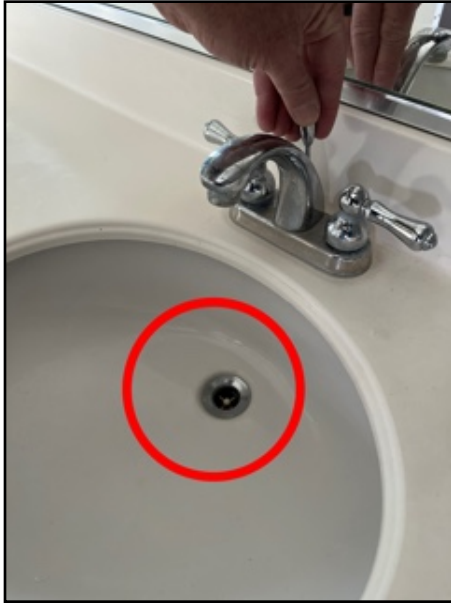


Figure 36-1

Flooring / Sub Flooring :                      Wood



Comment 37:  
Hall bathroom shows water damage outside of the bath tub. Baseboard is soft at left side of the tub.



Figure 37-1

# Interior

Walls And Ceilings :

Drywall

Ext. / Int. Door Type :

Hinged door(s), Dead bolt(s), Fire resistant door(s),  
Self closing door(s)



Comment 38:

Master entry door shows damage.



Figure 38-1

(Interior continued)



Comment 39:  
Front right bedroom closet door guide is missing.



Figure 39-1

Windows:

Windows tested



Comment 40:  
Living room left side window has tint that is wrinkled and difficult to view through.



Figure 40-1



(Interior continued)



Comment 41:

Upstairs hall bathroom window counter balance is falling out. Repairs are needed to the window at this time.



Figure 41-1



Figure 41-2



Comment 42:

Front right bedroom window counterbalance has fallen out.



Figure 42-1



Figure 42-2

(Interior continued)

Interior Style: Volume vaulted or high ceilings, Multi story, Wood stairway/steps, Furnished and/or occupied  
Finishing Floor: Wood (may be simulated)  
Misc. Systems: Smoke alarm , Carbon monoxide alarm, Intruder alarm



Comment 43:  
Security system was not tested during inspection.



Figure 43-1



Comment 44:  
Smoke alarms are located downstairs hall and upstairs hall. Bedrooms have smoke detectors. Batteries are needed at several locations. No carbon monoxide detectors are noted.

(Interior continued)



Figure 44-1



Figure 44-2

# Kitchen

Range / Cooktop:

Gas range or cooktop, Free-standing range



Comment 45:

All cook top burners ignite.



Figure 45-1

Oven :

Gas oven, Free-standing oven, Microwave oven

(Kitchen continued)



Comment 46:  
Cup of water heats in microwave.



Figure 46-1



Comment 47:  
Oven bake and broil both heating to appropriate temperature.

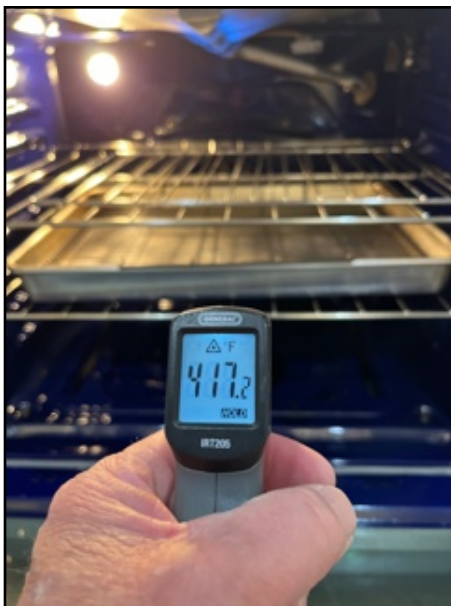


Figure 47-1

Cabinets:

Modular wood cabinets

(Kitchen continued)

Rangehood / Ventilation :	Mechanical exhaust
Kitchen Sink :	Stainless steel sink, Let-in, Washerless faucet
Refrigerator :	Electric refrigerator
Countertop / Backsplash:	Quartz
Lighting And Electric :	Counter outlets, GFCI protection, Incandescent lighting
Other Appliances :	Disposal, Dishwasher



**Comment 48:**

Dishwasher responds to touchpad.

No water leaked out onto the floor during the wash cycle.

The dishwasher does not have an air gap so when the drain hose connects to the garbage disposal, it should be in a loop so dirty water will not go back into the dishwasher.



Figure 48-1



Figure 48-2

(Kitchen continued)



Comment 49:

Garbage disposal runs at full speed with no audible bearing noises.



Figure 49-1

# Structure

Roof / Floor / Walls:	Truss roof system, Plywood/OSB roof sheath, Plywood/OSB subfloor, Concrete slab floor, Wood framing
Construction Era:	1996 to present
Ventilation:	Attic ventilation
Foundation / Basement :	Bolted sill plate, Concrete foundation
Building Type :	Condominium , Home Owner's Association
Insulation / Vapor And Moisture Barriers :	Cellulose (loose fill)
Attic Observation Extent And Method :	Partially viewed



## Comment 50:

Garage ceiling shows a faint water stain near the mounting of the garage door track. The stain appears presently dry at the time of the inspection.



Figure 50-1



(Structure continued)



**Comment 51:**

The garage walls and ceiling shows texture and paint peeling off of the metal corner beads.

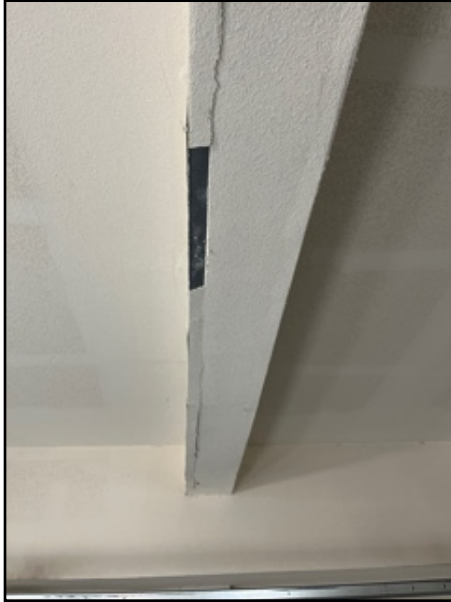


Figure 51-1



Figure 51-2



Figure 51-3

(Structure continued)



Comment 52:

Attic has a firewall between the neighboring unit.

No visible water stains on the underside of the roof, located in the attic.



Figure 52-1



Figure 52-2



Comment 53:

Heating ducts appear to be in overall good condition.



Figure 53-1

(Structure continued)

Attic Access Location: Bedroom closet ceiling  
Attic (Insulation) Floor: 9 to 12 inches



Comment 54:

Blown in insulation between the joist and rafters appears sufficient.



Figure 54-1

# Report Summary

## Exterior Wall Flashing And Trim, Eaves, Soffits And Fascia Porches And Railings

1) Master bedroom balcony wood beams, show paint blistering and possible wood damage. The exterior is maintained by the HOA.



Figure 5-1



Figure 5-2



Figure 5-3

2) Master bathroom shutter shows wood damage.

(Report Summary continued)



Figure 7-1

### Roof Review Method

3) Difficult to see in this photo, however, wasp nests are noted in the eaves at the left side of the house.



Figure 9-1

(Report Summary continued)

### Cooling / Ventilation Systems

4) Outside compressor responds to thermostat controls.

Seal the opening from the outside air conditioning compressor to keep out rodents.

This unit was installed in 2010 and uses the newer R 410 A freon.



Figure 10-1



Figure 10-2



Figure 10-3

(Report Summary continued)

5) The air conditioning did not condense and cool down the house.  
Air was blowing out at 70°.  
Recommend a service call to an HVAC company.



Figure 11-1

(Report Summary continued)

## Heating Systems

---

6) Air filter is dirty and should be replaced.



Figure 12-1

## Laundry Facilities

---

7) Washer hook up valves appear free of leaks. Recommend replacing rubber hoses with steel braided hoses.



Figure 15-1



(Report Summary continued)

8)

Vacuum the dryer vent to clear lint and debris.



Figure 16-1

### Water Heater / Water Softener

---

9) Water heater gas line does not have a sediment trap.

Lower earthquake strap is loose and should be tightened.

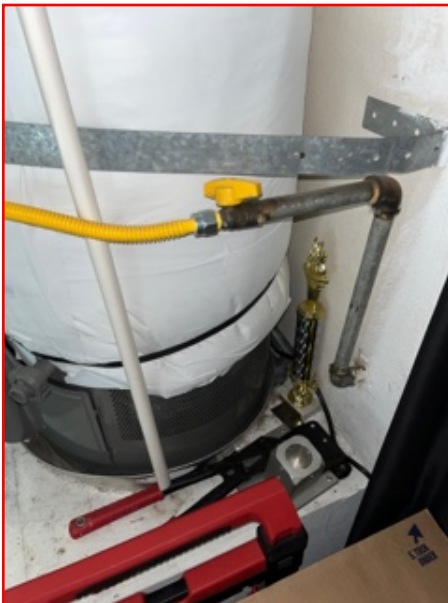


Figure 18-1



Figure 18-2

(Report Summary continued)

### Main Water Valve And Source

10) Water pressure is low at 30 psi. Water pressure should be between 65 and 75 psi. This home has a regulator that needs to be adjusted.



Figure 20-1

(Report Summary continued)

Primary Heat Energy Source

---

11) Gas meter is not clearly marked and labeled.



Figure 21-1

Main Service Panel, Etc.

---

12) Electrical meter closet doors are damaged. This is maintained by the association.

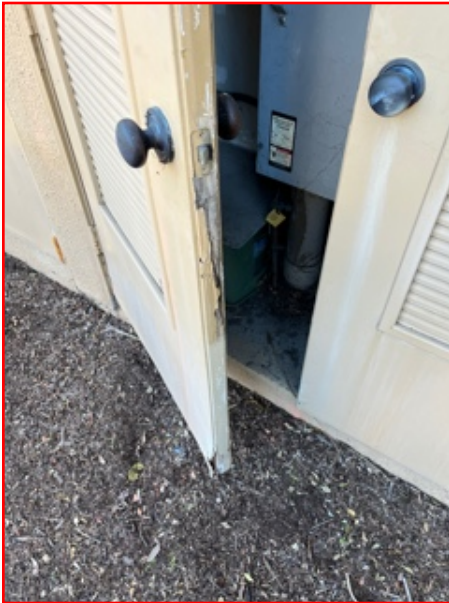


Figure 23-1

(Report Summary continued)

Grounding Method, Etc.

---

13) Master bedroom balcony porch light does not respond to switch.



Figure 25-1

Bathtub Type

---

14) Hall bathroom tub collar is corroded and missing stopper.



Figure 27-1

(Report Summary continued)

Water Closet / Bidet

---

15) Upstairs hall bathroom toilet is loose. Toilet should be tightened.



Figure 28-1

Plumbing Etc.

---

16) Hall bathroom shower volume is low.



Figure 30-1

17) Master bathroom shower has low volume.

(Report Summary continued)



Figure 31-1

## Countertops

---

18) Hall cabinet doors have the finish peeling.



Figure 32-1

19) Master bathroom cabinet door shows finish peeling.

(Report Summary continued)



Figure 33-1

20) Hall bathroom countertop shows separation and needs caulking.



Figure 34-1

(Report Summary continued)

Extra Heating / Elec.

---

21) Half bathroom GFCI outlet does not trip. Outlet is faulty and should be replaced.



Figure 35-1

Wash Basins

---

22) Hall bathroom is missing sink stopper.



Figure 36-1



(Report Summary continued)

Flooring / Sub Flooring

---

23) Hall bathroom shows water damage outside of the bath tub. Baseboard is soft at left side of the tub.



Figure 37-1

(Report Summary continued)

Ext. / Int. Door Type

---

24) Master entry door shows damage.



Figure 38-1

25) Front right bedroom closet door guide is missing.



Figure 39-1

(Report Summary continued)

## Windows

---

26) Living room left side window has tint that is wrinkled and difficult to view through.



Figure 40-1

27) Upstairs hall bathroom window counter balance is falling out. Repairs are needed to the window at this time.



Figure 41-1



Figure 41-2

28) Front right bedroom window counterbalance has fallen out.

(Report Summary continued)



Figure 42-1



Figure 42-2

### Misc. Systems

29) Smoke alarms are located downstairs hall and upstairs hall. Bedrooms have smoke detectors. Batteries are needed at several locations. No carbon monoxide detectors are noted.



Figure 44-1



Figure 44-2

(Report Summary continued)

Attic Observation Extent And Method

---

30) Garage ceiling shows a faint water stain near the mounting of the garage door track. The stain appears presently dry at the time of the inspection.



Figure 50-1